



SHERWOOD, A SUBURB IN THE NORTHEAST SECTION OF THE DISTRICT WHICH PROMISES TO BECOME A POPULOUS RESIDENCE SECTION.

## SHERWOOD SUBURB IDEAL LOCATION

Fifteen-Minute Ride, Five-Cent Carfare, Stores and Shops, Good Air and Water, and Reasonable Prices for Residences.

Sherwood, or the subdivision fronting on Rhode Island avenue from Twentieth to beyond Twenty-fourth streets northeast, is one of the newer suburbs on the City and Suburban line. Such is the development of the city in the direction of Sherwood that in a few years it will undoubtedly be known not as a suburb, but as a part of the city proper and be referred to by street instead of by name.

It is an ideal location either for a residence or investment. The frontage along Rhode Island avenue is being largely reserved for store and trade purposes, so as to locate all business houses in one section, while the balance of the property is reserved for residences. Congress at its last session passed appropriations aggregating \$50,000 for a schoolhouse and fire engine house in this locality. The sites have not as yet been selected, but will in all probability be on the avenue near the top of the hill, about Twentieth street. It is stated that \$20,000 has been spent in improvements on Rhode Island avenue in this locality this spring.

### Sherwood Well Placed.

Sherwood is well placed, the average elevation being about 200 feet above the city, and the lowest point in the plat 120 feet above. It is accessible to the city. One car fare is charged. All cars of the City and Suburban line pass the property, making cars available at all times. Residents in Sherwood can very readily do all of their trading in the city or but a small part of it as they choose, for stores and shops of various kinds are already established and more are to follow soon. The surrounding country is beautiful. The city lies in full view below to the south, while the buildings of the Catholic University, the Franciscan monastery, and the open fields and woods present a pleasing view to the north.

### Fifteen Minutes' Ride.

Sherwood is one of those happy compromises between a purely suburban and purely city property. It possesses all of

the advantages to be had in the more distant country, plenty of space, good air and good water, while at the same time one can reach the center of Washington in fifteen minutes' car ride. It has all the advantages, also, of being inside the District, participating in the extensive improvements that the Government has made and is planning in this direction. The values are remarkably low in this section and cannot fail to increase rapidly. One would have to look a long time to find a much pleasanter location for a home or, a safer one for a modest investment.

## SARATOGA HEIGHTS DEVELOPING FAST

Saratoga Heights is one of the numerous new subdivisions in the rapidly developing section traversed by Rhode Island avenue northeast and the City and Suburban line. It is located on the high section at Thirtieth street northeast, one block north of Rhode Island avenue. It is within thirty minutes of the Treasury, and, being inside the District, the fare is only five cents. Cars from this locality pass the Pension and Patent Offices and the K street market on their way through town. Just north of Woodridge and west of Mt. Rainier, Saratoga Heights is becoming one of the choice subdivisions in the northeast section.

The character of this suburb, for it possesses all the best features of suburban residence, is attested by the fact that the erection of five houses to cost from \$2,500 to \$3,500 will shortly be commenced.

### THE DIVISIONS.

Knicker-Speech is silver, silence gold. Bocker—And letters are paper currency.—New York Sun.

## INVITING SUBURBS APPEAL TO MANY WASHINGTONIANS

(Continued from First Page.)

with its extension over to the pretty little town of Kensington, Md.; the Piney Branch extension of the Fourteenth street line; the Brightwood, Takoma Park, Forest Glen, and Silver Spring lines; the cars to Brookland; the long line touching Mt. Rainier, Riverdale, Hyattsville, Berwyn, and extending to Laurel; the line through H street northeast to Benning and adjacent suburbs, whence it is now proposed to build an extension out along the Bladensburg road, traversing some of the prettiest country about the District; and on to Baltimore and Gettysburg; the Pennsylvania avenue southeast line to the heights beyond the Eastern branch, and, finally, the line through Anacostia and on to Congress Heights and the new town springing up as a result of the establishment of the Fifth Sterling plant at Giesboro Point. Is not this a remarkable statement of what has been accomplished in suburban development so far, and is it not pregnant with future possibilities? Suburban development must of necessity depend upon transportation facilities. What a remarkable system of these facilities now exist even Washingtonians hardly realize until an enumeration of them is made.

The significant thing about this great system of suburban electric railways is the fact that they have built to satisfy the demand of the multitudes who prefer homes in the suburbs and the country. They are built for another reason also, namely, the belief on the part of the investors that these suburbs will grow rapidly and traffic thereby increase. Careful managers and directors of railway systems have invested millions of dollars in extending their lines into the surrounding country, planning their faith to the certainty of rapid development of the sections traversed. Suburban lines at the start are usually losing investments, but men make these investments because they know that people will build their homes in the suburbs, and that their investments will later return good interest. Oftentimes, too, the very men who build the railroads express their faith in the growth of the country districts traversed by their lines and their belief in enhancement of values by purchasing much property themselves. Take a car on any of these beautiful spring days and ride wherever you please into the surrounding country. The trip will be full of delight and

pleasure. Many thousands of Washingtonians are taking these trips every day now, and especially on Sundays, when the opportunity comes to most people to take a day's recreation.

### Some Attractive Suburbs.

Go where you will on any of the many lines mentioned, and opportunities for buying a delightful and convenient suburban home or to make a small investment that promises rich returns will be presented that can hardly be passed unheeded. Some of the especially attractive suburbs and subdivisions this year are Chevy Chase, Cleveland Park, Berwyn, West Serwyn, Sherwood, Takoma Park, Wesley Park, Cathedral Heights, Hollywood on the Hill, Livingston Heights, and other sections along the route of the Great Falls and Old Dominion line; Aurora Heights, Petworth, Holmead Manor, and many others.

All of these properties are primarily interesting to the person who is seeking a home, one that will be moderate in cost, possess all the conveniences found in city homes and at the same time be situated beyond the confines of the closely built up sections. For this class of investors suburban property about Washington presents attractions of an exceptional nature. But for those who are seeking solid and remunerative investment the attractions are just as great. No one who has

## CONNECTICUT AVENUE TERRACE

Located on fashionable Connecticut Avenue, almost adjoining Chevy Chase Circle, in the District, right on the Capital Traction Car Line, CITY WATER AND ELECTRIC LIGHTS THROUGH THE PROPERTY. DISTRICT SCHOOL ADJOINING. Nearly every lot covered with natural forest shade trees. We now have a large force improving the property and in a few days will begin grading and macadamizing streets, laying granite sidewalks, planting shade trees, shrubbery, etc., all free of cost to the lot purchaser. TERMS AS LOW AS 200 CASH, BALANCE MONTHLY. For illustrated plot and full particulars write, telephone, or call on ROBERT E. HEATER, Mgr. Colorado Bldg. TELEPHONE MAIN 425. FULTON R. GORDON Suburban Realty Operator.

watched the growth of the Capital City, seen suburbs gradually become parts of the city itself, pretty villages spring up where before there was farm or pasture land, can doubt the wisdom of investment in Washington suburban property.

### Suburbs for All Classes.

Then, about the city are suburbs of various classes, ranging from the place where are the homes of industrial workers to those whose building restrictions are very rigid and where only the well-to-do can afford to erect homes. And all the way between these extremes are suburbs suited to the tastes and requirements of every class. Considerable of the countryside in the District is now occupied with the homes of the wealthy. Country places near Washington are numerous now and are more and more coming into vogue. Wherever

large tracts of land are bought for the purpose of establishing country places of this class, values of all the surrounding property are greatly enhanced. The Washington suburbans are not in any case one of the class pityingly referred to in most cities as "commuters." He is here rather envied than pitied.

### Suburbs Near Business Center.

Indeed, a comparison of the suburbs about Washington with those of other cities results altogether in favor of those of the Capital City. Take Pittsburgh, Cleveland, Chicago, or New York for example. Not a single one of them has a greater number of adjacent suburbs. Not one has them so easily accessible to the city. As to values, the investor in suburban subdivisions in other cities is uncertain as to the direction in which the city will develop; he is uncertain as to the rate of enhancement of values, while in Washington that uncertainty is greatly reduced. He has seen the city grow steadily, and knows that this growth will continue at a healthy rate, and possibly more rapidly. Stability of values is also much greater here than elsewhere. Washington is not subject to booms as is the case of other cities. Another reason for stability is the limitation of the territory of the District. With one car fare anywhere within the District those suburbs not outside of the lines will probably first be settled. According to a recently published report of the Census Bureau the estimated value of real property, and improvements in the District of Columbia averages \$21,824 an acre. There are only 28,000 acres in the District; it can therefore be plainly seen that with a constantly growing population in this restricted area values must steadily increase. On the other hand the suburbs in Maryland and Virginia will always be popular with the large number of Washingtonians who desire to remain American citizens by retaining residence outside the District.

# We Pick For the Best

See "AURORA HEIGHTS" and "TAKOMA PARK," and you will know "What's in a Name."

This beautiful subdivision is in Alexandria county, just the right distance from the river, Rosslyn, and Fort Myer, on the Old Dominion electric line, and a short distance north of the Falls Church electric line.

A view of Washington and the Potomac and their surroundings from "Aurora Heights" is alone worth a trip there—only one car fare from any part of Washington. No cheap shacks or bungalows allowed to be built there. The prices are very low, and are encouraging to builders of houses in the most convincing way—that is, in PRICES.

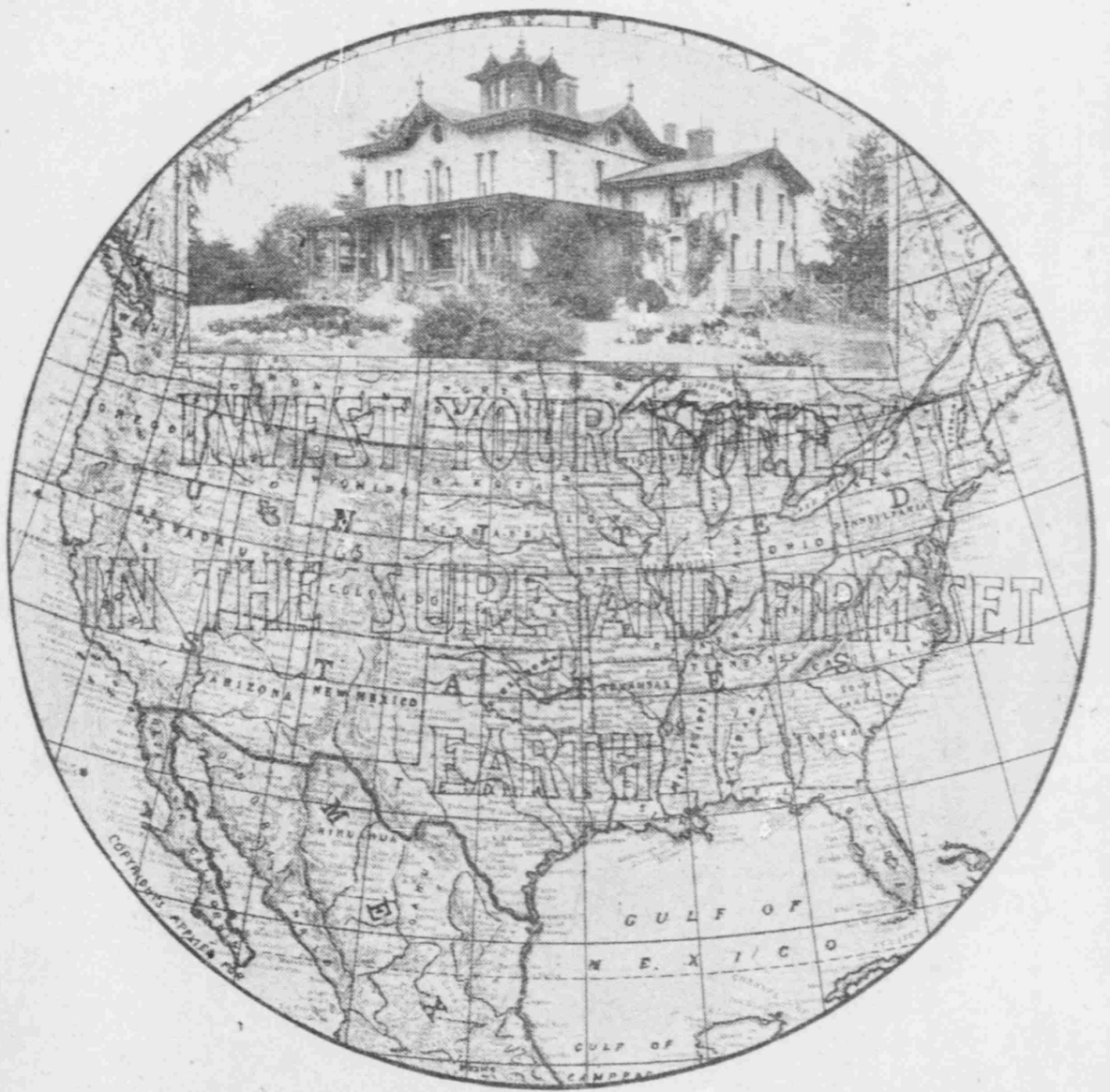
Bargains on "Washington Heights"—fine building lots; low prices. One especially desirable at only eighty cents per square foot.

"Takoma Park" is too well known for us to enter into details. It is sufficient for us to say that we control its BEST PROPERTIES for sale, improved and unimproved.

In GRAMMAR'S SUBDIVISION and GILBERT'S SUBDIVISION (both having many beautiful houses), the New Subdivision (west of the B. & O. R. R.), known as "KINGSTON," bounded on the north by the ELECTRIC LINE AS IT ENTERS TAKOMA PARK.

The sales we are making there is guaranty of the popularity of "TAKOMA PARK." One car fare to any part of Washington.

Bargain on "Meridian Hill," magnificent view of city. \$1.25 foot, if sold at once. SEE US NOW.



Bargain in City. Fine lot 22x110. 16th st. near "R." Two party walls. Must be sold. Profit here. Bargain in City. 30 feet on Mass. ave., near 18th st.; finest section of Washington. Price less than any other lot in the square has sold for within ten years.

## "HOLMEAD MANOR" and "MT. PLEASANT"

Thirty-one houses building on one street this spring, most of them not yet completed; 28 sold. What does such a record show, but that it is a good place to live and prices popular. We will sell you a house to suit your taste, or a lot at a price that will surprise you, and if desired, get easy terms of payment. Get our plat of Holmead's Sub. of Mt. Pleasant, and the 7th, 11th, or 14th st. cars will take you there—the 11th st. line stops in the subdivision.

## "PETWORTH ADDITION" to WASHINGTON

If you want to get into a growing part of Washington, you will find "PETWORTH ADDITION" such an one. Beautiful houses for sale in the several sections. Also a desirable list of lots on New Hampshire ave., Kansas ave., Illinois ave., and other popular streets. Some lots beautifully located as to views, &c. If anyone wants a lot by paying a small sum down, and small monthly payments, we can give such terms.

# WOODMONT

On the Great Falls and Old Dominion

This is the most picturesque property in the vicinity of Washington. It is five minutes' ride from the city, yet has an elevation of 300 feet. Natural forest trees afford abundant shade. We offer an acre or more at LOWEST PRICES.

The Ideal Place for a Bungalow  
This Is a Neighborhood of Elegant Homes  
A Double Track Electric Road  
One Fare to Any Part of Town

The views both up the Potomac and over Washington are unsurpassed. It takes no longer, and costs no more, to come from WOODMONT than from Columbia Heights.

**CRAIG & ROYCE,**  
410 Colorado Building

**Wm. H. Saunders & Co.**  
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